

# 173 North Street, Tracy



**Listing Price:** \$69,900

**Parcel #:** R31-114002-0 **MLS #:** 6372321

**Legal Description:** W 10' of S 170' of Lots 1 & 2 except W 10' of Lot 2, Moses 2<sup>nd</sup> Addition to the City of Tracy, Lyon County, Minnesota

**Taxes:** \$884.00 **Assessments:** \$50.00 (inc.)

**Ground Floor Area:** 1,215 square feet

**Lot Size:** 50' x 175'

**Age:** Built approx. 1940

**Construction:** Wood frame

**Siding:** Wood

**Roof:** Gable – Asphalt

**Condition:** Normal

**Basement:** Full, unfinished

**Garage:** Double detached, 18' x 20' - needs roof work

**Windows:** Double hung

**Driveway:** Gravel

**Heating/Cooling:** Natural Gas – Hot Water heat, Central Air Conditioning

**Fireplace:** Wood burning in living room, not functional

**Laundry Area:** In Basement

**Deck/Patio/Fence:** None

**Ceiling Insulation:** Unknown

**Wall Insulation:** Unknown

**Floor Covering:** Carpets, hardwoods & laminate

## Main Level

<b>Living Room</b>	<b>13' x 16'</b>	<b>Bedroom</b>	<b>12' x 13'</b>
<b>Dining Room</b>	<b>12' x 13'</b>	<b>Bedroom</b>	<b>11' x 11'</b>
<b>Kitchen</b>	<b>10' x 16'</b>	<b>Full Bathroom</b>	
<b>Front Foyer</b>	<b>14' x 8'</b>	<b>Rear Entry</b>	<b>4' x 8'</b>

## Upstairs

<b>Large Bedroom</b>		<b>Storage Area</b>
<b>Attic Area</b>		

**Additional Information:** 100 Amp breaker electrical service

**Inclusions:** All window treatments, all appliances are negotiable

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Information deemed reliable but not guaranteed

## **KNAKMUHS REAL ESTATE**

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